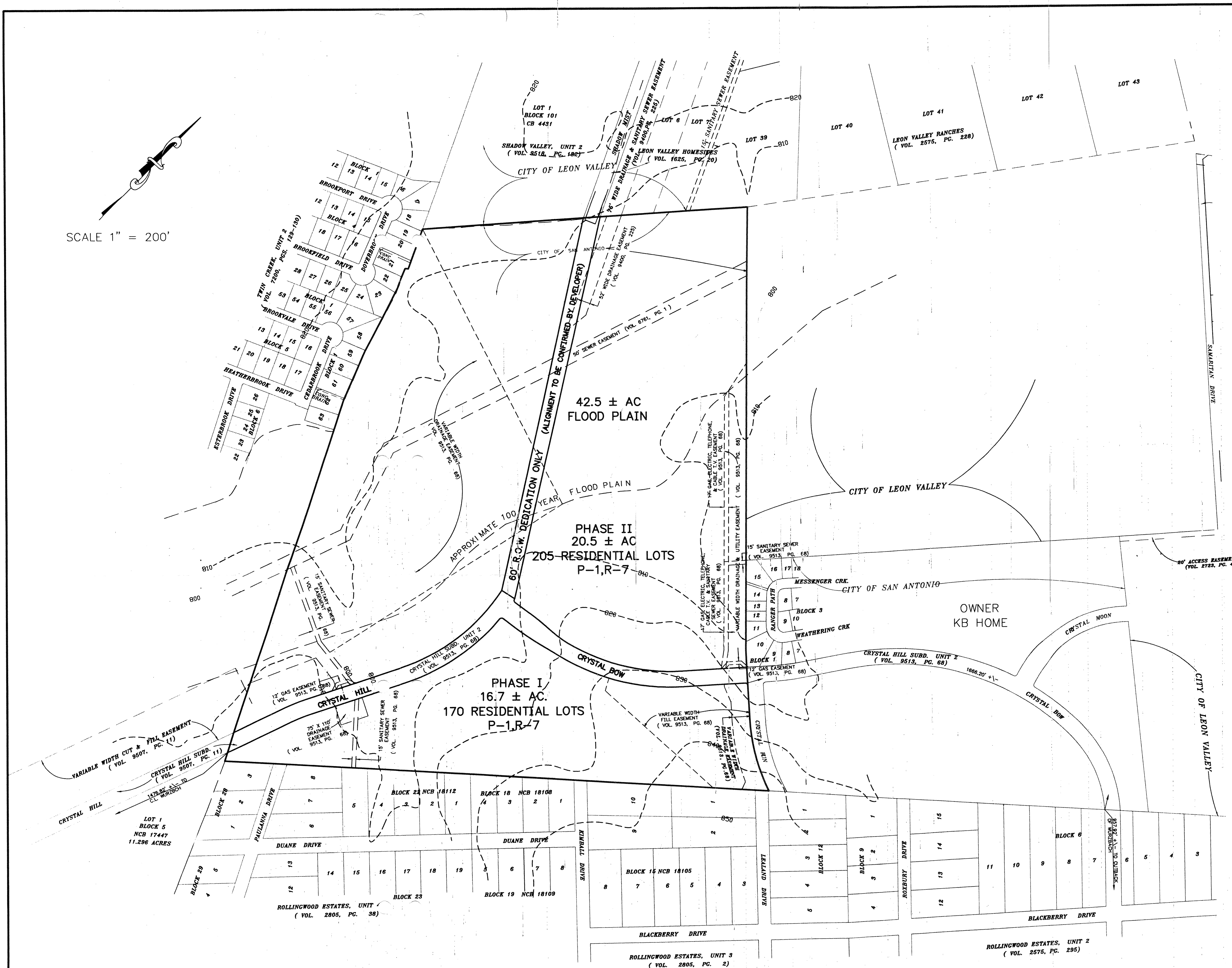


SCALE 1" = 200'



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- NCB 18105 BLK 15 LOT 1
- CHAN, THOMAS K NCB 18118 BLK 28 LOT 2
- NCB 18118 BLK 28 LOT 1
- NCB 18118 BLK 28 LOT 3
- NATL BANK OF FT SAM HOUSTON NCB 18112 BLK 22 LOT 1
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01 DEC -5 PM 4:20
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING


02 JAN 15 PM 2:11
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

PLAN HAS BEEN ACCEPTED BY
COS *[Signature]*
12-7-01 #359A
(date) (number)
If no plats are filed, plan will expire
On 6-8-03
1st plat filed on

PHASE 1
No. OF LOTS: 170 LOTS
ACREAGE: 16.7 AC.
DENSITY: 10.18 DU/AC.

PHASE 2
No. OF LOTS: 205 LOTS
ACREAGE: 63.2 AC.
FLOOD PLAIN: 42.7 AC..
LOTS: 20.5 AC.
DENSITY: 3.24 DU/AC.

**CRYSTAL HILLS SUBDIVISION
PRELIMINARY OVERALL DEVELOPMENT PLAN**

				DATE		REVISION	
		M.W. CUDE ENGINEERS, L.L.C. CIVIL ENGINEERS & SURVEYORS 10325 BANDERA ROAD SAN ANTONIO, TEXAS 78250 (210) 881-2981		INFO@MWCUDE.COM WWW.MWCUDE.COM FAX (210) 523-7112			
DRAWN BY: M.E.E.		DATE: 4/27/01		SHEET			
CHECKED BY: J.C.C.		JOB NO.:		1 OF 1			

file

City of San Antonio 02 JAN 15 PM 2:11



New
Vested Rights Permit
APPLICATION

VRP -
Permit File: # 02-01-058
Assigned by city staff

Date: January 11, 2002

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent Earl and Brown on behalf of FC PROPERTIES ONE, LTD.
2. Address: 111 SOLEDAD, SUITE 1111
3. Zip: 78205 Telephone # 210-222-1500
4. Site location or address North of Wurzbach & East of Ingram Rd.
5. Council District 7 ETJ Over Edward's Aquifer Recharge () yes ☒ no

• **MASTER DEVELOPMENT PLAN (MDP) (Formaly POADP)***
accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Crystal Hills Subdivision MDP/POADP # 359-A

Date accepted: _____ Expiration Date: 6-8-03 MDP Size: 79.9 acres
when plat is filed

• **P.U.D. PLAN**
Name: _____ # _____

Date accepted: _____

• **Plat Application**
Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

August 17, 2001

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 JAN 15 PM 2:12

• **Approved Plat**

Plat Name: _____ Plat # _____ Acreage: _____ Approval _____

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**

Type of Permit: _____ Date issued: _____ Expiration Date: _____

Acreage: _____

(Note: Two maps of the area must be provided)

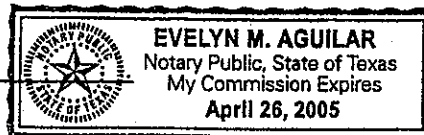
NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: HABIB H. ERHAN JR Signature: [Signature] Date: 1-11-02

Sworn to and subscribed before me by on this 11th day of JANUARY 2002, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: _____



City of San Antonio use

☒ **Approved**

☐ **Disapproved**

Review By: [Signature]
Assistant City Attorney

Date: 2-6-02

Please note that vested rights will expire with the POADP

August 17, 2001

#02-01-058

CHECKED BY:

I.J.C.

JOB NO.:

1 OF 1

January 14, 2002

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 JAN 15 PM 2:11

Mr. Mike Herrera
Planning Department
City of San Antonio
114 W. Commerce, 3rd Floor
San Antonio, TX 78205

Via Hand-Delivery

Mr. Tom Shute
Assistant City Attorney
City of San Antonio
100 Military Plaza, 3rd Floor
San Antonio, TX 78205

Via Hand-Delivery

Re: Crystal Hills Subdivision Preliminary Overall Area Development Plan
(MDP/POADP No. 359-A)

Dear Messrs:

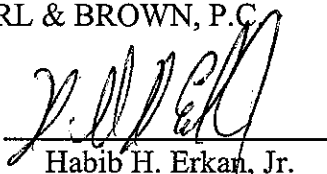
We are requesting a vested rights determination on the above referenced property on behalf of our client, FC Properties One, Ltd.

Please find enclosed herewith a completed vested rights permit application and a check for \$160.00. The permit for which we assert that our client is entitled to a favorable vested rights determination is Master Development Plan/Preliminary Overall Area Development Plan No. 359-A which was received by the City of San Antonio's Department of Planning on December 5, 2001 and was reviewed by the City Staff Development Review Committee on December 7, 2001. The total acreage covered by the permit is approximately 79.9 acres. Two copies of the permit are enclosed hereto for your convenience. In accordance with Division 7 of the Unified Development Code it is my opinion that this property is entitled to vested rights as of the day of submittal (December 5, 2001). I am confident that after you have had the opportunity to review this letter and the supporting materials you shall concur.

Please do not hesitate to contact me should you have any questions regarding this matter.

Sincerely,
EARL & BROWN, P.C.

By:


Habib H. Erkan, Jr.

f:4105.011/herrerashute ltr.doc
Enclosures



CITY OF SAN ANTONIO

December 7, 2001

Ms. Sandi Vickers

M.W. Cude Engineers
10325 Bandera Road
San Antonio, TX 78250

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 JAN 15 PM 2:11

Re: Crystal Hills (Amending)

MDP/POADP # 359-A

Dear Ms. Vickers:

The City Staff Development Review Committee has reviewed Crystal Hills (Amending) Master Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 359-A. Please find enclosed a signed copy for your files. Your plan was accepted, however, please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- Development Services, Engineering Section has indicated as part of their conditional approval, residential lots will not be allowed to front the collector streets. The sixty feet of right-of-way dedication will be for the purpose of providing the northern extension of Crystal Hill into Shadow Mist.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formerly POADP), to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

EARL & BROWN P.C.
A PROFESSIONAL CORPORATION

111 SOLEDAD, SUITE 1111 210-222-1500
SAN ANTONIO, TX 78205

1720

DATE

1/14/02

32-61
1110 27053

PAY
TO THE
ORDER OF

City of San Antonio

\$ 160.00

One Hundred Sixty & 00/100

DOLLARS



Security Features
Included
Details on Back

Veteran Right of Use fee for
PDS/Crystal Hills

W. E. Brown

MP

THIS CHECK IS DELIVERED FOR PAYMENT ON THE ACCOUNTS LISTED

⑈001720⑈ ⑆111000614⑆ ⑈1566699680⑈

BANK ONE.

Bank One, N.A.
Dallas, Texas 75201
www.bankone.com